



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TTY: Contact Through Relay
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 58
Commerce #: 53181-9435-10-A
BRRTS #: 03-30-000637
Site Name: Twin Lakes Quick Mart
Site Address: 410 N Lake Ave, Twin Lakes, 53181
Site Manager: Shanna Laube
Address: 9531 Rayne Rd, Suite 4
City, State Zip: Sturtevant, WI 53177-1833
Phone: 262-884-2341
e-mail: shanna.laube@wisconsin.gov
Bid Manager: Shawn A. Wenzel
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 261-5401
e-mail: Shawn.Wenzel@Wisconsin.Gov

Bid-Start Date:	December 15, 2008
Questions must be received by (See Section 2 (B)):	December 29, 2008, 4:00 PM
Responses will be posted by (See Section 2 (B)):	January 16, 2009
Bid-End Date and Time:	January 30, 2009, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Fed Ex Kinkos-Milwaukee, 1703 N Farwell Ave, Milwaukee, WI 53202
Phone: (414) 272-2679 Fax: (414) 272-5329

SECTION 2 – Site-Specific Bid Requirements

General Comments

The site was reported in 1989 as having contamination. Since that time a major excavation was completed, plus a soil vapor extraction system was installed at the site. At this time, the soil investigation is considered to be complete.

In 2001 contamination in the potable well at the Do It Best Hardware Store (470 N Lakes Ave) was identified. Since then additional monitoring wells and piezometers were installed to determine if the source for the MTBE in the Hardware Store well was the Quick Mart site (410 N Lakes Ave). That has still not been completely clarified to date. Since then MTBE has been identified in potable wells located at the Meadow View Apartments (450 Lincoln Dr) and the Lincoln Crest Apartments (410 Lincoln Dr) located on Lincoln and the corner of Kennedy to the East of the Twin Lakes Quick Mart site. Well construction forms for potable wells in the area (not necessarily all inclusive) are included in the February 11, 2008 report from K. Singh & Associates.

Due to the age of the project and amount of remedial action that has occurred on this property a review of the file is highly recommended.

A bid meeting will be held at the site on Monday December 22, 2008 at 10:00 AM. DNR and Commerce will be present. Attendance is not required. However, it will be a great opportunity to visit the site, and ask questions directly. Questions and answers from the meeting will be posted on the bidding website as part of the FAQ process.

Minimum Remedial Requirements

Install a new piezometer. The location should be south and west of MW-12 - towards the street, but located so that the water elevation measurements can be used to determine flow directions (southeast of MW-2 (~ 150 feet) and southwest of MW-10 (~ 150 feet)). Based on a site visit, a second storm sewer (not shown on figures) is located to the east (towards the hardware store) of the sewer shown on site figures. The location is in a hollow behind the Twin Lakes Quick Mart building and south-southwest of the hardware store building. The piezometer should be screened at similar elevation (not just depth below ground surface) as previously installed piezometers. Survey data should be reviewed prior to installing the piezometer. Soil sampling is not required for the installation of this piezometer.

Survey the new piezometer, and resurvey the two existing piezometers to WTM standards.

Additional GW sampling is required. However, before completing the first GW sampling event (e.g. during installation of the piezometer), determine the following and submit to DNR and Commerce:

- The source of water for the Creative Edge Landscaping property, 415 Lincoln Dr. (located behind the hardware store). Do they have a well (potable or otherwise) or do they share a well? If they use a shared well, the address of the well should be determined and provided. The location of the well should be included on a site figure. The volume of water used and when the well is in use during the year should be determined (e.g. approximate monthly volumes/rates, used seasonally only?, etc.). Additionally, well construction information (well type (e.g. drive point), screening depth, etc.) should be provided.

- The volume of water used from the potable well at the hardware store and when the well is in use during the year should be determined (e.g. approximate monthly volumes/rates, used seasonally only?, etc.).
- A list of addresses (not PO Boxes or ¼ ¼ sections, etc.) for all potable well locations within 1,200 feet of the site, including construction data such as the depth of well and screened interval.
- The status of monitoring wells MW-1, MW 5-D, and TW-1 (location, access, and ability to be sampled – casing ok?). DNR and Commerce should be notified within one week of the determination of the status of each of the wells, and the cost cap will be adjusted accordingly to sample or abandon the wells. If they are still in compliance, they should be sampled accordingly. If not in compliance or are otherwise unable to be sampled, they should be properly abandoned. If the wells cannot be located, efforts put forth to locate the wells must be documented. Simply stating that they are located under asphalt will not suffice. A metal detector or other appropriate efforts must be utilized to locate them. The missing or improperly abandoned monitoring wells will be included on the GIS Registry as part of closure requirements as require by applicable law at that time.

After receiving notification of the status of the wells (MW-1, 5-D, TW-1, and the potable well (or other water source) supplying water for the property behind the hardware store, and other wells in the area), the bid cap will be adjusted to either sample and measure water table elevations in these wells, or properly abandon them. Sampling costs will be per well/per event according to other wells as included on the task table. Costs to abandon the wells (per well) should be included in the bid response as separate line items on the task table.

Additional quarterly GW sampling and water table elevation measurements are necessary. Bid responses should include costs to complete four (4) rounds of sampling and water table measurements.

- Rounds 1 and 3 - sample wells MW-1R, MW-5, MW-3, MW-10P, MW-9P and the new piezometers
- Rounds 2 and 4 sample all wells (water table (including MW-1, 5-D, TW-1 if able to be sampled), piezometers and potable wells (410 Lincoln - Lincoln Crest Apartments, 450 Lincoln - Meadowview Village Apts., 470 Lake - Do It Best Hardware store, 410 N Lake - Quick Mart (The site), and 475 N Lake - BP Amoco)). Lab results (do not have to be tabulated yet), and water level measurements (tabulated) should be submitted to DNR and Commerce within two weeks of receipt of the lab results for each round. Groundwater samples should be laboratory analyzed for PVOC's (including MTBE). Water table elevation measurements should remain in mean sea level increments. The number of GW sampling rounds may be reduced by the departments. The cost cap will be adjusted utilizing the costs provided in the bid spec (task table).

Provide figures that show:

- All potable well locations within 1,200 feet of the site, including (at a minimum) 410 N Lake Ave (on-site), 470 N Lake Ave. (the hardware store), 401, 410, 415 (if present or address and location of well used) and 450 Lincoln Dr., and those on adjacent properties. Properties that share wells or those do not have a well should be noted as such.

- The locations of all monitoring wells (including piezometers) and potable wells sampled on a single figure (if abandoned – note this on the figure for applicable wells)
- An updated utilities map, including but not limited to the location of both storm sewer locations
- The updated horizontal extent of GW contamination and soil contamination exceeding established regulatory standards. All monitoring wells and/or soil boring locations should be shown on the figures.
- Geologic cross-sections through soil and groundwater contamination - include underground utilities, monitoring wells (including piezometers and potable wells), soil types, water table elevation measurements, etc.)

A report should be submitted to DNR and Commerce upon the completion of all fieldwork. The report should include the figures listed above, all field and laboratory sample data tabulated and added to existing tables. Indicate on the map which potable wells were actually sampled. The report should also include a summary of the work completed, along with recommendations for moving this site to closure. If closure is recommended, closure costs (e.g. A complete closure request, GIS Packet, etc.), post closure costs (well abandonment), should be included with the report (separate line items) with the potential for them to be approved for completion.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the

disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.

10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE – BID ROUND 58

(1st Page)

Department of Commerce PECFA Program

Site Name: Twin Lakes Quick Mart

Commerce #: 53181-9435-10-A

BRRTS #: 03-30-000637

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE – BID ROUND 58**(2nd Page)**

Department of Commerce PECFA Program

Site Name: Twin Lakes Quick Mart**Commerce #: 53181-9435-10-A****BRRTS #: 03-30-000637****Consulting Firm Name:** _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

Activity Description		Cost Per Well/Sample/Ton Per Event (\$)	Total Cost Per Activity (\$)
1.	Install one (1) piezometer (includes preparation and submittal of applicable forms)	\$	\$
2.	Survey elevation and location of new piezometer, and the two (2) existing piezometers. Tie into existing well network survey elevations	\$	\$
3.	Well development of new piezometer	\$	\$
4.	Site visit to determine status of MW-1, MW-5D, TW-1, and determine location of potable wells, and well use/construction information		\$
5.	Groundwater sampling rounds 1 and 3 from MW-1R, MW-5, MW-3, MW-9P, MW-10P and the new piezometer, with lab analysis for PVOC including MTBE (Includes collection and analysis)	\$	\$
6.	Groundwater sampling in round 2 and 4 with lab analysis for PVOC including MTBE (Includes collection and analysis) from the 5 known potable wells in the area (including any others that may be identified in the activity 4 above)	\$	\$
7.	Groundwater sampling rounds 2 and 4 with lab analysis for PVOC including MTBE (Includes collection and analysis) from <u>all</u> monitoring wells and piezometers(Including MW-1, MW-5d and TW-1 if able to be sampled)	\$	\$
8.	Water level measurements (Including MW-1, MW-5d and TW-1 if sampled)	\$	\$
9.	Waste disposal for all wastes generated on-site		\$
10.	Final report preparation and submittal		\$
11.	Other (list)		\$
12.	PECFA Claim Preparation		\$
13.	Total Bid Amount		\$
CONTINGENCY COSTS (Will be Approved and Added to the Bid Cap as Needed)			
14.	Well Abandonment – MW-1		\$
15.	Well Abandonment –MW-5D		\$
16.	Well Abandonment – TW-1		\$